The Wayne-Gordon House was built for Savannah’s Mayor, James Moore Wayne, between 1818 and 1821. The architect for the home is undocumented, but the house is considered Regency style. It is here that Juliette Gordon Low, founder of the Girl Scouts of America, grew up and eventually even married. In 1885, Mr. Gordon hired New York architect, Detlaf Lienau to design renovations that added significantly to the living area of the home. The roof was removed and a full third floor was added. New openings were created in the existing walls of the parlor and second floors. The construction of the roof included a layer of cement which served to protect the structure from windblown embers should a neighboring structure catch fire. The residence was renovated again in 1942 to provide housing for local workers during World War II. In 1953, the house was sold to the Girl Scouts of America, and in 1965 it became the first National Historic Landmark in Savannah.

A structural assessment uncovered pervasive moisture and insect damage to the third floor and roof framing systems. Careful insertion of a complicated system of steel rods and supporting beams, in addition to repairs of deteriorated framing members, restored the ability of the structure to support today’s loads. Access to install structural reinforcement was complicated during the project by existing HVAC equipment and ductwork in the attic. Rather than damage the historic fabric of the exterior, the aging equipment was replaced to provide an opportunity to sensitively install the repairs during the changeover. The new systems provide a controlled environment for staff, furnishings and collections.
The original hospital building at Huntingdon and Drayton Streets was constructed in 1819. In 1854 the hospital became the headquarters for the Savannah Medical College. During the Civil War, the building served as both Confederate and Union army hospitals. After decades of vacancy and disrepair in the late 20th century, the Old Candler Hospital Complex now has a new identity as the Savannah Law School, a branch of Atlanta’s John Marshall Law School. The renovations of the facility occurred in a multiple phases over a three year period. The first phase of the project included major exterior and interior renovation of the 1955 brick wing facing Drayton Street. Modifications included renovation of the porte-cochere at the south west corner of the building as well as the entry on the north west façade; demolition of two one-story non-historic CMU structures on the east façade; and window restoration throughout the building.

The second phase of the project included a full interior and exterior rehabilitation of the 1819 original hospital building which was renovated into an Italianate style in 1877. There were minor exterior repairs on the 1942 wing on Abercorn Street and demolition of the 1968 wing on Abercorn and Huntingdon Streets. The 1968 wing of the complex had been built over East Huntingdon Street and obscured the Huntingdon facades of the 1942 wing and the east wing of the 1819 building. Demolition allowed for restoration of the street facades buildings to their original configuration and reestablished East Huntingdon Street back into Oglethorpe’s urban grid. Restoration is always good and sometimes, demolition has a silver lining.
Independent Presbyterian Church was designed by Rhode Island architect John Holden Greene in the English Restoration style, and this grand church ranked among the finest American buildings of its day. It was first built in 1817, with granite shipped from the famous quarries of Quincy, Massachusetts. That building was lost in the great fire of 1889, but it was faithfully reconstructed under the supervision of William Preston Gibbons.

Beginning in March 2014, 22 stories of the Independent Presbyterian Church steeple were scaffolded and repaired. The scope of the project included prevention of water intrusion, restoration of the four clocks on the steeple, complete repair and restoration of the cast iron steel, removal of existing paint to the bare metal and applying a rust prohibiter and new epoxy coatings. In addition, partial replacement of mortar, re-grouting of the stone, and the entire steeple was primed, caulked and repainted.

Six different companies contributed over 9,000 man hours—the vast majority of which were conducted on some 4500 pieces of scaffolding that surrounded the steeple. Multiple applications of 330 gallons of paint stripper were applied to the structure. Once the old paint was removed, workers discovered many unforeseen conditions such as major cracks and broken pieces of cast iron. A significant amount of specialty welding was required to repair the structure and new casts had to be created to replace the missing ornamental components.
Current owner, Jeanne Campbell, working together with architect Linda Ramsey, developed a phased plan to renovate the property to create her residence upstairs and space for her photography studio at the street level. Within the main house, the original layout and interior finishes were largely intact.

At first, the wall coverings at the main stair hall were to be removed and new plaster applied to prepare them for a fresh coat of paint. However, upon peeling them back, a ghost of a pattern buried beneath layers of glue and old paint was revealed. Gentle removal of the obscuring materials confirmed that richly detailed faux marble was the deepest layer on the original plaster. Hand applied when the plaster was fresh, it was buried and forgotten for generations. With the heart of a preservationist, Jeanne could not allow another layer to add to the unfortunate redecorating decisions that had kept its beauty hidden from view. After meeting with Catherine Rogers, a fine art restorer, Jeanne committed to a full restoration of the muraled walls. At Jeanne’s insistence, materials removed were to be salvaged as much as possible rather than being hauled to a landfill. Non-historic redwood de-constructed from the porches and trellises, and brick salvaged from the courtyard were used to construct a teaching pavilion at Shuman Elementary where the students are learning how to grow their own food.

Jeanne’s hands-on involvement through the design phase and thoughtful participation through construction resulted in a respectful renovation of a historic house, incorporating her personal style and providing her a wonderful place to work and live.
The renovation of this Italianate row house on Gaston Street has returned historic integrity, charm and character to the property, which had remained virtually unimproved until the renovation performed by its current owners in 2012-2013.

Interestingly, this home was occupied by four generations of one family for 110 years. And even though it was tired and in need of refurbishment, the original “bones” were intact. A 16-month full rehabilitation took place covering virtually all areas of the home, repairing, refinishing and replacing elements with in-kind materials only as necessary. New, unobtrusive, HVAC and electrical service was installed, the roof was replaced, and a new rear deck was added at the parlor level.

All work was performed to Georgia’s Standards for Rehabilitation and the house received Final Certification for State Rehabilitation Tax Incentives and Preferential Tax Assessment from Chatham County. The design strategy was to keep every historic element possible and make it an interesting design feature rather than to sacrifice it for the sake of storage or other modern use. Interestingly, not only did this rehabilitation improve the look and character of the house itself; it helped give neighbors additional initiative to improve their properties. Now that they are not trying to hide their once-neglected neighbor with shrubbery and walls, neighboring homes have repainted and updated features of their properties as well.
The lot at the corner of Houston and East Congress Streets was bought by Andrew and Brooke Wilford and David and Kathryn Murph in 2012. The vacant one-story commercial building on the lot was declared of no historic value by the HDBR and demolition was completed by 2013.

The residence at 533 E. Congress Street designed by Lominack Kolman Smith Architects represents a compatible, yet modern, addition to Savannah’s Landmark Historic District.

Like many modern designs new to Savannah, the project was in the spotlight throughout the design process. Often, new buildings in Savannah are a combination of elements from nearby buildings designed to “blend in.” 533 E. Congress Street sits in harmony and rhythm with the surrounding streetscape, but it does not go unnoticed. The house follows a typical Savannah lot layout—with a slight twist. Primary living areas are located on the second floor, but the third floor is recessed on the front façade to reduce the house’s height along Congress Street, creating a continuous site line with the neighboring property. A recessed two-story portico extends off the rear to frame an open-air courtyard below—connecting the house with a two-story carriage house on E. Congress Lane.

In the end, the jury agreed this was a successful infill that expands how we think about comparing and contrasting new construction with old construction in the Landmark District.
This new but more traditional infill construction comprises a two-story stucco-on-block main building facing north onto Washington Square and a similar carriage house facing south on E. Congress Lane. The north main building has been constructed to resemble a historic single-family home with a stoop and central front door flanked on both sides by a pair of tall windows. Upstairs two similar pairs of tall windows flank a center faux window. Inside the front door is a small vestibule, and the main building is divided east/west into two identical apartments with an open-plan living/dining/kitchen downstairs and two bedrooms with en-suite baths upstairs. The interior finish is period, like the facade, with 10ft ceilings, crown moldings, wide baseboards, etc. The walls of the ground-floor between the downstairs living areas and the upstairs bedrooms are non load-bearing to allow removal for easy conversion of the property into a single-family residence. The second-story faux window, similarly, can easily be made into a real window.

The project was specifically designed to externally resemble the other buildings on Washington Square, mainly dating from the 1800’s. Accordingly, there is the raised ground floor, center stoop, bracketed metal roof, copper leaders and gutters, tall double-hung windows with shutters and limestone lintels and sills. The nondescript commercial building that was demolished had only one feature that the neighbors missed, Confederate jasmine vines framing the front and side of the building. The new main building was set back to make room for planting between the facade and the sidewalk, and the jasmine was replanted and is now climbing back up.
Originally constructed in 1852, the building currently occupied by the Cotton Sail Hotel was once a cotton warehouse spanning Savannah’s historic Factor’s Walk. The building has changed uses many times in its 162-year history, from warehouse, to bottling company, to offices, and now to its use as a boutique hotel. Prior to its purchase by the current owner in 2011, the building underwent exterior rehabilitation efforts. However, after the economic collapse of 2008, the project was abandoned and the building was vacant for several years. Its current reincarnation has brought reinvestment to the west end of River Street and has energized a portion of Bay Street and Factor’s Walk that was virtually unused for many years.

The project included renovations to the existing upper three levels of the building to create a 56 room hotel and a roof addition above that includes a restaurant and banquet area. Exterior improvements include masonry stabilization, window repairs, storefront replacement along Bay Street, and balcony additions along River Street. Within the addition, the Top Deck Restaurant provides some of the city’s best views of Savannah’s riverfront, the Talmadge Bridge, and the Landmark Historic District.
One West Victory is a mixed-use project that uses historic roots but creates a fresh approach to urban residential development in Mid City. Comprised, in part, of two dilapidated historic buildings (the “red” and “yellow” buildings) that were previously the Savannah Ice Company. The team constructed around existing large structural timbers, preserved delicate Savannah Grey Brick, installed deep foundations, and used custom shoring initiatives to preserve a fragile historic wall. Due to careful planning and execution, the ice factory wall still stands strong as part of the structure.

Selection of materials to accomplish blending old and new in the design and rebuild was paramount to the design. Existing timbers within the yellow building were cut out and salvaged for reuse within the new design. Floor and roof beams that were taken down during selective demolition were stored offsite and worked into the new design so that all exposed rafters were those original to the building. Windows, light fixtures, and door elements were also extricated from the building and then refurbished, repurposed, and incorporated into the final construction. The existing ice factory heart pine flooring was also carefully taken up and sent to be kiln-dried, milled and reused as the finished floor in both the upstairs and downstairs dining areas of The Florence.

Portions of the existing structure were dissembled and reused throughout the yellow building. As a result, the yellow building is completely constructed of the original ice factory bricks.
The Philbrick-Eastman House: 17 West McDonough

Project Partners:
The Parker Companies
Greenline Architecture, Inc.
Kuhn Construction Company

This project involved the renovation of the historic Philbrick-Eastman House, a Greek Revival mansion on Chippewa Square. The property was designed in 1844 by Savannah architect Charles B. Cluskey. It underwent an extensive renovation in 1912 and was deemed the “finest home in the city.” In 1918, the home was again remodeled to accommodate a medical office. In 1953, the property underwent an extensive renovation when it was commercialized and transformed into insurance offices and a savings & loan. In 1995, the property was again modernized to meet office space requirements for a group of attorneys.

This project’s design strategy was to preserve the historic and character-defining features of the 1912 renovation, and pay primary attention to the parlor level. Careful attention was paid to reflect the open floor plan created in 1953. Mechanical systems were replaced and updated. The renovation maintained and preserved the 1912 elevator and the metal vault door was retained. A new service kitchen was installed, along with new restrooms. All non-decorative lighting is LED and the new HVAC systems are high efficiency to improve energy consumption.

Exterior work included repair to the building’s stucco with material to match the existing materials in content. Inappropriate metal windows were replaced with clearly identifiable modern windows that are more in keeping with the existing historic windows. This renovation project truly captured the spirit of evolution in one of the Historic District’s most prominent buildings. And, to have one of Savannah’s major businesses located in the heart of the Landmark District is icing on the cake.
1301 Lincoln Street is a 1925 Standard Oil Company gas station. The building served as Beckton’s Auto Repair from the 1960’s to the early 2000’s. Business partners Frank Ellsworth and Matthew Hallett purchased the building in 2012 with a plan to restore the original portions of the building. All the plans were conceived with Secretary of the Interior Standards in mind, as well as Victorian District design guidelines.

At the time of its purchase, the entire building was abandoned. The original portion of the building was only held up by its brick veneer. The preservation plan initially focused on stabilizing and waterproofing the structure. The original 1925 building was reframed from the interior, preserving the exterior brick veneer as well as the original windows and doors. A new facade was constructed on the 1950’s and 1970’s portion of the building that references its use as an auto repair station. The two new facades have large architectural bays and employ actual roll up doors or have windows and doors recessed into them designed to look like later infill. The old portions of the building retain the majority of their original fabric even though they sustained heavy damage from termites. All trim and stucco details from the original building were continued onto the renovated portions and a new paint scheme was chosen which unified the exterior.

The building has two professional offices—one for a design studio and the other for Ellsworth-Hallett Home Professionals. The front portion of the building, including the original structure, houses The Savannah Bicycle Campaign and Healthy Savannah. The building still meets the evolving needs of urban transportation.
Originally constructed in 1836, the historic building at 151 Bull Street is a four-story Greek Revival. Over the years, it has served primarily as a retail space, including a bonnet shop, barber shop, florist, and jewelry store.

In early 2013, the tenant renovated the space into a vibrant cafe bar and restaurant. The renovation included modification of the existing space to include a new kitchen, accessible toilet, two dining areas, and a coffee bar with walk-up sidewalk service.

The demolition phase of the renovation uncovered many of the building’s original features, including transom windows along the south and east facades. Additionally, two 6-over-9 double-hung windows on the south façade along Oglethorpe Avenue, previously shuttered and in disrepair, were restored and replaced. Additional improvements included the replacing non-historic aluminum storefront entry doors along Bull Street with wood single-lite clear glass doors; re-setting granite steps at each entry; and replacing-in-kind one of the street-level double-hung windows on the west façade (previously shuttered and in disrepair) to provide daylight into the garden level dining area. Antique gas lanterns were added at the main entry, and simple black awnings were added along the Bull Street and Oglethorpe Ave facades which respect the newly uncovered transom windows while providing protection for outside dining.
This project included the adaptive use of an existing 2-story industrial warehouse into a single family residence. The work also included the redesign of an unimproved gravel parking area into a private walled garden with swimming pool.

The existing warehouse building was built in 1963 and was constructed of concrete block walls, open web steel bar joists and a metal roof. The primary feature of this otherwise insignificant warehouse was the oversized corrugated metal loading dock doors on the south façade. It was the intent of the client to retain the character of the industrial structure, but make it function as a single family home.

The exterior of the building was clad with a new Portland cement stucco coating and a matching garden wall was designed to create the private courtyard area. The front façade was modified to allow for new windows that were more historically proportioned and glass block openings that allowed for added light on the first floor while maintaining security at street level. The corrugated metal doors on the south façade were fully restored and an interior courtyard was created within the building footprint. On the interior of the building, all existing steel warehouse rigging was retained and a second floor level was reconstructed to allow for added living space. A modern glass storefront system was added at the interior courtyard walls and acts as a light well for the entire building. The first floor space has retained the industrial character of the building and acts as an artist studio for the homeowners. All in all a very clever adaptive use.
The Service Brewing Company project comprised the rehabilitation and adaptive use of an existing 1900 warehouse building at 574 Indian Street. The building was in poor repair and was vacant prior to this rehabilitation project. The architectural improvements enhanced the industrial historic qualities of the building and added contemporary aesthetic while transforming the structure from a dilapidated eyesore into a functional brewery and commercial destination.

Renovations to the building included both interior and exterior improvements. The existing entry was reconfigured and re-clad with horizontal salvaged wood panels, corrugated metal panels and new storefront entry doors and windows. The existing sliding doors were repainted and the existing opening filled with a sectional glass door and wood infill panels.

Existing historic window openings which were filled with masonry were opened and replaced with TDL wood windows. Two loading docks on the west façade were filled with aluminum storefront and horizontal salvaged wood panels, retaining the historic fenestration rhythm along the street. Loading dock doors on the north façade were replaced with overhead coiling doors and metal egress doors. One of the loading docks required replacement and was constructed of poured in place concrete with an integral egress stair. The brewery required a 15’ diameter x 20’ tall grain silo which is located on the northwest corner of the building and allowed for additional storage and signage.
This project involved the rehabilitation of the historic Greyhound Bus Depot into a bar & restaurant. It was originally designed in the Streamline Moderne style by architect George D. Brown and was constructed between 1937-1939. It is a rare but excellent example of this style of architecture in Savannah.

Now known as “The Grey,” the objective of the project was to retain and preserve as much of the historic character of the original Greyhound Bus Depot. Overall, the distinctive features, finishes and construction techniques were preserved. New features matched the old in design, color, and texture. Replacement of missing features was substantiated by pictorial and documentary evidence. All new elements were differentiated from the old but still compatible to the historic integrity of the building. The rehabilitation followed the Secretary of the Interiors Standards for Rehabilitation and is going through the review process for federal and state historic rehab tax credits.

The rehabilitation included replication of the historic glass on the primary facade. The curved window is a defining characteristic of the front façade and was replicated to match the original. These modern features are compatible to the original architecture but help differentiate from the historic building. Signage, light fixtures and materials were also replicated to exhibit the original features of the building. The canopy and marquis were carefully reconstructed from photographs to resemble the original.
The Savannah Classical Academy opened its doors in 2014 at the building located at 705 East Anderson Street. The original building opened in 1952, as the first African-American Catholic School in Savannah. After decades of service and then decline, the Catholic Diocese turned the building over to the Youth Futures Authority in 1993 as a collaborative effort to improve the lives of area children.

In 2013, The St. Pius X, LLC, purchased the building to begin renovations. Led by Don Waters, Reed Dulany and a committed board of volunteers, the renovation of this 31,000 square feet building would soon yield the Savannah Classical Academy, a tuition free Charter School, which will house Kindergartners through 8th graders.

Throughout the building’s 61 years, its exterior had become damaged, the roof was in need of repairs and replacement in some areas and the interior was left abandoned. In 2013, the design and renovation began on the structure. In order to accommodate the school’s program, the interior was renovated to include large classrooms, administrative offices, restrooms suited for young children and a Music Room. The existing gym was renovated to include space for physical activity and a cafeteria. The exterior was repaired as needed with minimal changes being made to the overall appearance, leaving the familiar face of the St. Pius X intact and giving neighbors a new visual reminder of their community’s educational history.

The renovation of this building not only created a resurrected school for area children, but is also the catalyst for the revival of this Eastside neighborhood.
Mrs. Ardis Wood moved to Savannah in 1993 and quickly established herself as a tireless advocate for preservation and beautification. Living in Ardsley Park, she became a leading volunteer in the Neighborhood Association and Garden Club. She has been President of both associations and currently is once again the President of the Ardsley Park Garden Club.

Before coming to Savannah, Ardis led successful projects to beautify Bronxville, NY. Her focus, here, has been on comprehensive planning to protect all aspects of our historic environment. She has been a driving force for excellence in Savannah city planning for more than 20 years. Arguably, Ardis is Savannah’s most passionate advocate for top quality urban planning that underpins preservation and sustains beauty.

The much-improved low-intensity illumination we now enjoy in Savannah’s historic downtown is one of her most valuable contributions to the City. At the turn of the century our squares were badly lit. Ad hoc “improvements” over the years -- and the introduction of unnaturally harsh sodium vapor lighting -- distracted significantly from their nighttime beauty.

In 2005, Ardis forged a coalition with members of Historic Savannah Foundation and the Downtown Neighborhood Association to revamp lighting in our downtown squares. She mobilized proponents and personally funded most of the cost to bring renowned international lighting expert Howard Brandson here. Under her leadership and Brandson’s guidance, they helped convince the City to launch a multi-year program to properly illuminate the squares. Mrs. Wood devoted countless volunteer hours over nine years -- in concert with City Staff and the Savannah Downtown Redevelopment Authority -- to shepherd this program to completion. Steady progress was made as funding became available. The majority of the work was finally completed in 2014.

Early in her efforts to get the square lighting project off the ground, Mrs. Wood realized appropriate illumination, combined with discrete use of video cameras, would significantly enhance public safety. Her advocacy for the synergistic benefits of security cameras and uniform lighting gained support from the Police Department and the City. Today, numerous surveillance cameras help deter and solve street crime throughout Savannah.

Ardis leaves virtually no issue untouched or unspoken…from advocating for a more appropriate fence around Savannah Arts Academy (or saving its historic wood windows), arguing for a quieter, safer and more peaceful Bay Street, or making the case against variances for increased height in buildings along River Street…she never fails to make her point without losing one iota of charm or grace.

Ardis frequently appears before City Council, MPC, HDBR and ZBA eloquently warning officials to avoid expedient decisions which erode Savannah’s beauty. She doesn’t always convince them, but she has earned their respect as a persistent and well-informed advocate. Her calm, objective presentations—along with her famous charts, diagrams and visual aids (like balloons)—gain public support whenever she speaks.

We think Lee and Emma Adler would agree that Ardis embodies the best traits of a tireless, fearless, gracious and effective advocate.
Nichola Parker Coe Volunteer of the Year Award: Mrs. Kimberly Newbold

The following adjectives are often used to describe this year’s recipient:

“Hardworking” “Smart” “Flexible”

But perhaps the most-often used adjective is “generous.” In the last year this award recipient has answered nearly every call for volunteers.

Kimberly Newbold was born on the Marine Corps Base, Camp Lejeune, in North Carolina, to Bob Teston and Pat St. Lawrence. A few years later they moved Kimberly and her younger brother, Kerry, to Jesup, Georgia, where she would foster a deep love for Jesup’s neighboring city, Savannah. Kimberly went on to attend the Okefenokee Technical College and received her paralegal degree from Coastal Georgia Center. She worked as a paralegal for various law firms, but ultimately settled in Richmond Hill, where she and her husband Bill raised their two children. When available, Kimberly also shares her love of Savannah through her company, Cotton Blossom Tours.

Kimberly became a member of HSF in the summer of 2013 and has since shown herself to be a hardworking, kind hearted and generous individual. Her grace and good humor make her a pleasure to work with. Kimberly’s contributions to HSF are numerous. She gave countless hours during the National Preservation Conference last fall, rising early to help with hospitality stations, staying late to assist staff with preparations, answering the call to fill in when others couldn’t, and ushering guests in the cold. All of this she did with a can-do attitude and a genuine smile. She’s contributed hours to HSF’s Annual Meeting, to the Seacrest Race for Preservation, to Sustainativity’s Mattress Dash and is volunteering during this year’s Preservation festival.

A final adjective to describe Kimberly comes from her mother Pat and it is “Outstanding.” We could not agree more.

In this season of NBA playoffs, this year’s recipient of the Nichola Parker Coe Volunteer Award is a slam dunk. On behalf of HSF and the staff who love working side-by-side with her, we are pleased to present the 2015 Volunteer Award award to Kimberly Newbold in memory of Nichola Parker Coe.